

SAN PEDRO DE ALCÁNTARA

100,000 €

REFERENCE R5225602

Unveil Your Vision: Prime Commercial Canvas in San Pedro de Alcántara, Southern Spain

26 m²

BUILT





Description

Luxury Realty proudly presents an unparalleled commercial opportunity nestled in the vibrant heart of San Pedro de Alcántara, one of the most sought-after enclaves on Spain's illustrious Costa del Sol. This raw commercial space is more than just a property; it is a meticulously chosen foundation for visionary entrepreneurs and discerning investors seeking to establish a prominent presence in a rapidly evolving, high-potential market. Its strategic positioning in a lively, high-traffic area ensures maximum visibility and accessibility, promising a significant return on investment for those ready to transform this blank canvas into a thriving enterprise.

San Pedro de Alcántara, situated just west of Marbella and moments from the glamorous Puerto Banús, is a gem that beautifully marries traditional Andalusian charm with modern sophistication. Over recent years, San Pedro has undergone a remarkable transformation, evolving from a picturesque whitewashed town into a bustling, cosmopolitan hub, significantly bolstered by its iconic new boulevard and an increasingly affluent residential and tourist population. This locale is not merely a destination; it is a lifestyle choice for a discerning clientele who appreciate its pristine beaches, world-class golf courses, exquisite gastronomy, and vibrant community spirit. Investing here means embedding your business within an ecosystem that attracts both permanent residents and a continuous flow of high-net-worth visitors from across Europe and beyond, ensuring a robust and diverse customer base.

This exceptional commercial offering distinguishes itself through its inherent versatility. Previously utilised as secure storage for a construction company, the premises now stand ready for a complete reimagining. Its 'raw' state is its greatest asset, providing an extraordinary opportunity for complete customisation without the constraints of a pre-defined layout. This property is perfectly poised to host an array of high-calibre ventures: envision a chic boutique retail emporium, a cutting-edge corporate office, a bespoke design studio, an exclusive art gallery, a gourmet delicatessen, an innovative co-working hub, or a high-end wellness retreat. The possibilities are truly limited only by your entrepreneurial vision, allowing for a space that perfectly embodies your brand's unique identity and operational requirements.

The architectural advantages of this property are immediately apparent and contribute significantly to its expansive potential. The generous ceiling height is a particularly coveted feature, offering a dramatic sense of volume and an abundance of natural light that can be artfully enhanced with bespoke lighting installations. This vertical expanse provides unparalleled flexibility for creative interior design, allowing for the potential inclusion of mezzanine levels, striking architectural features, or simply an airy, spacious ambiance that elevates the customer experience. Furthermore, the direct street access is a critical asset, ensuring seamless customer entry and exit, enhancing storefront visibility, and facilitating efficient loading and unloading operations – a practical benefit for any business involving inventory or deliveries. This prominent street-level presence guarantees an inviting first impression and maximises brand exposure.

The surrounding environment is a dynamic thoroughfare pulsating with activity, providing a constant stream of potential clientele. The property's location on a busy street is not coincidental; it is strategically positioned within a nexus of community attractions. The immediate vicinity boasts a modern aquatic centre and a comprehensive multisport complex, drawing a health-conscious and active demographic daily. Complementing these are a variety of popular bars and charming local shops, creating a synergistic ecosystem that generates consistent footfall and encourages extended visits to the area. This blend of recreational facilities and convenient amenities establishes a vibrant atmosphere, making it a prime location for retail outlets, personal service providers, or any business that thrives on high public engagement and visibility.

Adding to its immense appeal, the property benefits from its situation within a densely populated residential neighbourhood. With approximately 2,000 residents residing within a mere 500-meter radius, this locale offers an immediate, captive audience for your business. This demographic comprises a mix of affluent families, permanent residents, and seasonal visitors who appreciate the convenience of local services and quality retail. Moreover, the area is experiencing significant growth, with several upcoming development projects underway. These future expansions signify sustained urban regeneration, increasing property values, and an ever-expanding market base, positioning this commercial space as a future-proof investment. Capitalising on this residential density and ongoing development ensures a built-in clientele and long-term viability for any venture.

Seize this unparalleled opportunity to etch your business's legacy in a location defined by prestige, potential, and prosperity. This raw commercial premises in San Pedro de Alcántara is not merely an acquisition; it is a strategic move to capitalise on one of

Southern Spain's most dynamic and desirable markets. Its adaptability, combined with its prime location, makes it an intelligent and astute investment for those seeking to create a landmark destination. Envision the possibilities, activate your entrepreneurial spirit, and transform this exceptional blank canvas into a testament to your success.

Details

Reference	R5225602	Property Type	Commercial
Status	Sale	Price	100,000 €
Bedrooms	by request	Bathrooms	by request
Build size	26 m²	Plot Size	–
Terrace	–	Parking places	by request